

1-1-74

49896

WARRANTY DEED

Vol. 1785 Page 9039

KNOW ALL MEN BY THESE PRESENTS, That JOHN E. STRIBLING and SANDRA L. STRIBLING,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHNATHAN L.
SALSBUURY and ROBIN SALSBUURY, husband and wife

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4, Block 5, FIRST ADDITION TO PINE GROVE PONDEROSA, in the County of Klamath, State of Oregon

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as specifically set out on Exhibit "A" attached hereto and by this reference made a part hereof as though fully set forth herein,

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 70,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12th day of June, 1985 ; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

June 12, 19 85

Personally appeared the above named

John E. Stribling and Sandra L. Stribling

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-22-89

John E. Stribling
John E. Stribling

Sandra L. Stribling
Sandra L. Stribling

STATE OF OREGON, County of _____

Personally appeared _____

and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jonathan L. Salsbury & Robin Salsbury
3540 Pine
Klamath Falls, OR

Until a change is requested all tax statements shall be sent to the following address.

As Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book reel volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A" TO WARRANTY DEED

SUBJECT TO:

- 1) Rules, regulations and statutory powers of Mallory Water District.
- 2) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition Pine Grove Ponderosa.
- 3) Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded December 22, 1969, in book M-69 at page 10609.
- 4) Trust Deed, including the terms and provisions thereof, recorded July 3, 1978 in book M-78, at page 14354, in favor of Klamath First Federal Savings and Loan Association, which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

The above Trust Deed was assigned by instrument, recorded June 30, 1981, in book M-81, at page 11802, to Oregon Trail Savings and Loan.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

this 14th day of June A. D. 19 85 at 3:46 o'clock P. M., and
duly recorded in Vol. M35, of Deeds on Page 2030

EVELYN BIEHN, County Clerk

By Bernetha S. Letsch

Fee: \$9.00